

Building Demolition Advisory

As you know in 1998, under Executive Order 350, agencies audited facilities statewide for compliance with Massachusetts' environmental laws and regulations. The Clean State audit process made certain assumptions with respect to a facility's ability to impact health and the environment and that the focus centered on "active" facilities, the intention being to reduce needless auditing of open space.

Some agencies may have viewed abandoned, locked buildings and or structures as non-threatening, whose ultimate fate was demolition. And while these structures may have posed no violation at the time of the audit, please keep in mind that these structures may contain lead paint and asbestos and must follow proper handling, demolition and disposal procedures.

Asbestos in old buildings comes in many forms such as floor tiles, roofing materials, siding, and pipe and furnace insulation. Any structure with asbestos containing material (ACM) must be handled according the state and federal regulations. Also keep in mind that State regulation requires prior notification when planning to demolish a building, regardless of the status of hazardous materials. Check with local authorities as they may have demolition requirements, as well. The notification process will help you stay within regulatory guidelines established for protection of health and safety.

It is in everyone's best interest to reexamine your facilities. Know your property, develop and follow established protocols for property management. If you have any questions please contact Charles Tuttle, Assistant Director of State Sustainability at (617) 626-1043 for further information.